Deal pack: Unusually large one-bedroom apartment (approx. 83 sq m / 893 sq ft) in Manchest

Manchester M1 - 1 bedrooms, Flat, leasehold
Asking price: £158,000.00. Reference 100032.
Deal score 58 out of 100 (Fair).
Strategy: Sold with tenant.
Worked out on 23 November 2026.

Part	Weight	Score out of 100
Rental return	30%	100
Price against the market	30%	42
Room to add value	20%	15
Selling on	20%	64

Figure	Estimate	From
Estimated value	£159,000.00	vs 15 sold nearby since 2021, Land Registry, brought to today
Price against est. value	0.6% below	vs 15 sold nearby since 2021, Land Registry, brought to today
Rent a month	£1,325.00	our estimate from asking rents nearby
Gross yield	10.1%	the rent a year against the price
Net yield	8.6%	after the running costs on record
Cashflow a month	£1,082.33	before tax, no mortgage
Cashflow with a mortgage	£539.20	75% loan, interest only at 5.5%
Price per sq ft	£176.85	from the EPC floor area
Prices over the last year	-0.4%	UK House Price Index, this type of home, council area
Sales nearby, 5 years	17	HM Land Registry price paid data
Refurbishment cost	Not known	
Value after works (GDV)	Not known	

Sold nearby	Type	Sold	Price
M1, 0 mi	flat-maisonette	Jun 2026	£168,000.00
M1, 0 mi	flat-maisonette	Apr 2025	£80,000.00
M1, 0 mi	flat-maisonette	May 2024	£170,000.00
M1, 0 mi	flat-maisonette	Jul 2023	£178,500.00
M1, 0 mi	flat-maisonette	Jun 2022	£153,000.00
M1, 0 mi	other	Oct 2023	£7,830,930.00

Estimates from public data and the advert: not a valuation, a survey or a promise, and not financial advice. Check every figure, get a survey and a mortgage quote, and take independent advice before you buy.
How each figure is worked out: https://www.levelmoves.com/deal-score
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